

Amendments to the Claims:

This listing of claims will replace all prior versions, and listings, of claims in the application.

Listing of Claims:

1. (currently amended) ~~In a system for monitoring lien releases, said system providing access to lien records for a plurality of lien record keeping jurisdictions, said system further including a database of electronic documents associated with at least one lien status, and means for identifying a lien status based on note information and lien transaction information, a~~ A computer-based method for managing said lien releases, comprising the steps of:

providing a lien release tracking component for tracking one or more liens where a note underlying the one or more liens has been satisfied but the one or more liens have not been released;

providing a lien holder interface in communication with the lien release tracking component;

receiving, by the lien holder interface from the lien release tracking component, a notice associated with at least one lien, said notice having at least a portion of said lien transaction information and at least a portion of said note identification information associated with the at least one lien; and

generating a document associated with said notice.

2. (currently amended) The method of claim 1 wherein, upon said notice indicating that a note underlying said lien has a paid status but the lien has an unreleased status, said document generated is a release instrument.

3. (original) The method of claim 2 wherein said notice is a demand letter issued from a settlement agent having access to said system.

4. (original) The method of claim 1 wherein said notice is an electronic communication.

5. (original) The method of claim 1 wherein said notice is a payoff disbursement package.
6. (original) The method of claim 5 wherein said document generated includes notice of receipt of said payoff package.
7. (original) The method of claim 1 wherein said notice is a payoff order.
8. (original) The method of claim 7 wherein said generated document is a payoff calculation statement.
9. (original) The method of claim 6 further including the step of internally verifying a payoff.
10. (original) The method of claim 1 wherein said notice is a closing communication.
11. (original) The method of claim 5 wherein said document generated is one of a shortage report or a payment in full confirmation.
12. (original) The method of claim 1 further including the step of establishing alert notices for at least one of a note cancellation, receipt of a payoff transmittal letter, receipt of a payoff check or wire.
13. (currently amended) A computer-assisted system for responding to a notice that a lien is due for release managing liens, comprising:
 - a lien management component for receiving and storing lien identification information, including liens identifiable by lien holder;
 - a lien release tracking component in communication with the lien management component;
 - ~~means~~ an interface for receiving, by the lien management component from the lien release tracking component, a notice associated with at least one lien held by the lien holder, said notice including status information associated with said at least one lien pertaining to whether the lien is due or overdue for release by the lien holder, said status information including lien transaction information and information on a note underlying the lien; and
 - ~~means~~ an interface for issuing, by the lien management component, a response to said notice.

14. (original) The system of claim 13 further including means for at least one of confirming or disputing said status of said at least one lien.

15. (currently amended) The system of claim 13 wherein, upon said notice indicating that a note underlying said lien has a paid status but the lien has an unreleased status, said document generated is a release instrument.

16. (original) The system of claim 13 wherein said notice is a demand letter issued from a settlement agent having access to said system.

17. (original) The system of claim 13 wherein said notice is an electronic communication.

18. (original) The system of claim 13 wherein said notice is a payoff disbursement package.

19. (original) The system of claim 18 wherein said document generated includes notice of receipt of said payoff package.

~~23~~ 19. (currently amended) The system of claim 13 wherein said notice is a payoff order.

20. (original) The system of claim 19 wherein said generated document is a payoff calculation statement.

21. (original) The system of claim 19 further including the step of internally verifying a payoff.

22. (original) The system of claim 13 wherein said notice is a closing communication.

24. (original) The system of claim 18 wherein said document generated is one of a shortage report or a payment in full confirmation.

25. (currently amended) A computer-based method for generating a lien release, comprising the steps of:

receiving, by a lien management interface, a payoff order for a loan from a computer-based release tracking component, said tracking component issuing the payoff order for the loan based on a calculated trigger date indicative of when the lien is required to be released, said loan being identified by at least one of loan identification number, obligor or property description;

validating, by the lien management interface, said loan information and verifying title information on a lien associated with said loan;

presenting payoff information to the lien management interface;

receiving, by the lien management interface, a payoff amount and a payoff disbursement package;

reporting receipt of the payoff disbursement package to the lien management interface;

verifying, by the lien management interface, the payoff amount; and

generating, by the lien management interface, a lien release.